

State of California
Business, Transportation & Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds – Items 1 through 9
Action Item

Prepared By:
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Right of Way
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CTC Meeting: August 23-24, 2000

Agenda Item: 2.4d.

Original Signed By _____
W.J. EVANS, Deputy Director
Finance
August 1, 2000

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 9. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$384,800. The State will receive a return of \$534,500 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed: 9

01 06-Fre-168-R3.50 Fresno
Disposal Unit DD075104-01-01 65,143 s.f.
Convey to Samuel A. Lucido \$25,000 (Appraisal \$11,000)
Selling price represents the highest bid received at the first public sale.

02 07-LA-105-2.1 Hawthorne
Disposal Unit DD980498-01-01 17,080 s.f.
Convey to Jose Juan Macias \$246,000 (PSE \$94,800)
Selling price represents the highest oral bid received at the first public sale.

03 07-LA-110-15.4 Los Angeles
Disposal Unit DD073459-01-01 3,950 s.f.
Convey to Senco, LLC \$18,000 (PSE \$24,000)
Selling price represents the sole bid received at the first public sale.

04 07-LA-110-15.6 Los Angeles
Disposal Unit DD073401-01-01 4,289 s.f.
Convey to Senco, LLC \$30,500 (Appraisal \$28,000)
Selling price represents the highest bid received at the first public sale.

05 07-LA-110-16.3 Los Angeles
Disposal Unit DD073357-01-01 4,343 s.f.
Convey to Senco, LLC \$33,000 (PSE \$30,000)
Selling price represents the sole bid received at the first public sale.

06 07-LA-110-16.7

Disposal Unit DD073347-01-01

Convey to Maurice Vanegas

Selling price represents the highest bid received at the first public sale.

Los Angeles

3,878 s.f.

\$19,000 (PSE \$24,000)

07 07-LA-110-18.1

Disposal Unit DD073280-01-01

Convey to Durell M. Hensley and William W. Tiffany,

Tenants in Common

Selling price represents the highest bid received at the first public sale.

Los Angeles

3,891 s.f.

\$18,000 (PSE \$24,000)

08 07-LA-110-18.1

Disposal Unit DD073317-01-01

Convey to Senco, LLC

Selling price represents the highest bid received at the first public sale.

Los Angeles

3,839 s.f.

\$20,000 (PSE \$24,000)

09 08-SBd-15-8.6

Disposal Unit DD004548-01-02

Convey to Cherry Highlands Properties,

Credit received represents the appraised value of the parcel being exchanged pursuant to a Judgement in Condemnation dated July 10, 2000.

Fontana

24,978 s.f.

\$125,000 (Appraisal \$125,000)

**SUMMARY OF DIRECTOR'S DEEDS
PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - JULY 2000**

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01								
02								
03								
04								
05								
06		1			1	\$11,000	\$25,000	227%
07		7			7	\$248,800	\$384,500	155%
08	1				1	\$125,000	\$125,000	100%
09								
10								
11								
12								
Total	1	8	0	0	9	\$384,800	\$534,500	139%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	1	\$125,000	\$125,000	100%
Public Sales	8	\$259,800	\$409,500	158%
Non-Inventory Conveyances	0			
Sub-Total	9	\$384,800	\$534,500	139%
Other Funded Sales	0			
Total	9	\$384,800	\$534,500	139%